101.0	0002	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,320,400	/	1,320,400
USE VALUE:	1,320,400	/	1,320,400
ASSESSED:	1,320,400	/	1,320,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCIARAFFA ANTHONY & DESPINA
Owner 2:	
Owner 3:	
Street 1:	38 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUCK RONALD & JILL ANN -
Owner 2:	-
Street 1:	38 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Wood Exterior and 4226 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9500.000	826,200	700	493,500	1,320,400
Total Card	0.218	826,200	700	493,500	1,320,400
Total Parcel	0.218	826,200	700	493,500	1,320,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.45 | /Parcel: 312.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	65020
GIS Ref	
GIS Ref	
Insp Date	10/31/18

!8079!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0002-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	826,200	700	9,500.	493,500	1,320,400	1,320,400	Year End Roll	12/18/2019
2019	101	FV	668,100	700	9,500.	493,500	1,162,300	1,162,300	Year End Roll	1/3/2019
2018	101	FV	646,800	0	9,500.	423,000	1,069,800	1,069,800	Year End Roll	12/20/2017
2017	101	FV	646,800	0	9,500.	394,800	1,041,600	1,041,600	Year End Roll	1/3/2017
2016	101	FV	646,800	0	9,500.	338,400	985,200	985,200	Year End	1/4/2016
2015	101	FV	639,900	0	9,500.	303,200	943,100	943,100	Year End Roll	12/11/2014
2014	101	FV	603,100	0	9,500.	280,600	883,700	883,700	Year End Roll	12/16/2013
2013	101	FV	603,100	0	9,500.	267,500	870,600	870,600		12/13/2012

PRINT

Date	Time
12/10/20	22:40:01

LAST REV

Date	Time
04/07/20	14:15:25
mmcmakin	
8079	

USER DEFINED

Prior Id # 1:	65020
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCK RONALD & J	1430-32		1/30/2013		975,000	No	No		
MARSH AND OLDHA	1390-95		9/28/2010		895,000	No	No		
BUCK RONALD/JIL	1375-35		9/25/2009	Family	1	No	No		
RAFFI CHARLES C	1345-141		10/23/2007	Change>Sale	445,000	No	No		
	726-94		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2017	1670	Heat App	8,000	C				
9/23/2015	1409	Solar Pa	24,000		9/23/2015			Install 37 solar p
6/17/2008	666	New Buil	400,000			G10	GR FY10	NEW SF COLONIAL
4/16/2008	416	Foundati	26,000					new sf colonial
3/3/2008	167	Demoliti	4,000					demo house

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Inspected	BS	Barbara S
9/19/2018	MEAS&NOTICE	BS	Barbara S
6/10/2009	Measured	189	PATRIOT
11/10/2008	Permit Visit	BR	B Rossignol
7/14/2008	Permit Visit	BR	B Rossignol
5/25/2004	Inspected	BR	B Rossignol
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9500		Sq. Ft.	Site		0	70.	0.74	4									493,503						493,500	

Total AC/HA: 0.21809 | Total SF/SM: 9500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 493,503 | Spl Credit | Total: 493,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	26 - Wood		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	4.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.92244422
Const Adj.:	0.99989998
Adj $ / SQ:	115.294
Other Features:	131481
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860580
Depreciation:	34423
Depreciated Total:	826157

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

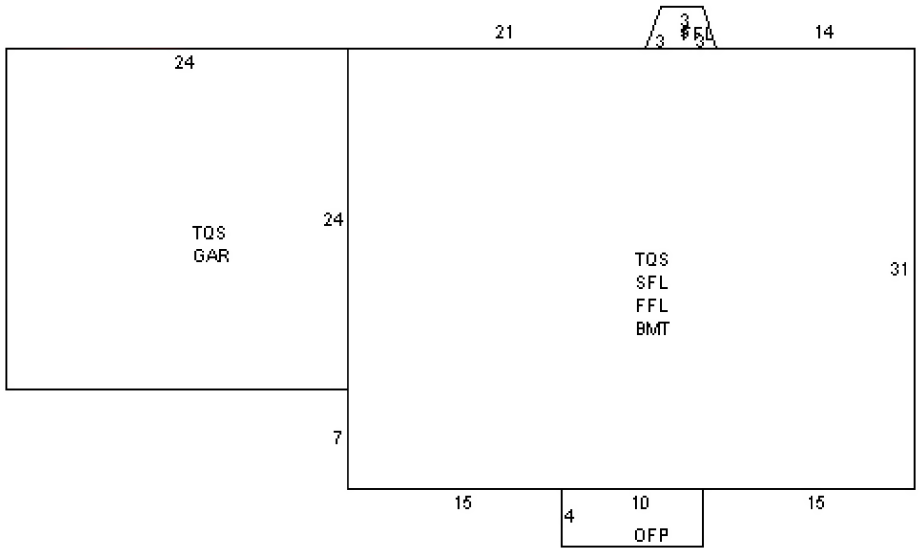
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.34
Special Features:	0	Val/Su Net:	144.69
Final Total:	826200	Val/Su SzAd	214.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
TQS	3/4 Story	1,362	115.290	157,030
FFL	First Floor	1,252	115.290	144,348
BMT	Basement	1,240	47.040	58,330
SFL	Second Floor	1,240	115.290	142,965
GAR	Garage	576	19.340	11,139
OFP	Open Porch	40	44.000	1,760

Net Sketched Area:	5,710			Total:	515,572
Size Ad	3854	Gross Are	6164	FinArea	4226

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 101.0-0002-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X15	A	GD	2008	4.33	T	6.6	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700